



## 52 Porset Drive, Caerphilly, CF83 1PP

**£245,000**

360 WALK THROUGH TOUR AVAILABLE

**\*\* Highly Sought After Location \*\* Three Bedrooms \*\* Garage & Parking \*\***

Early viewing is strongly recommended on this well presented mid link house located in the sought after 'Castle Park' development. Close to schools, Town Centre, train station & main roads.

The light & airy accommodation comprises entrance lobby, lounge, modern kitchen/diner with built in appliances, three bedrooms & first floor shower room.

There is a mature well stocked front garden and a resin bound, sunny rear garden providing ample space for sitting out and relaxing. There is also access to allocated hardstand and garage for parking.

An excellent opportunity for family/first time buyers.

No onward chain.

### Entrance Lobby



Double glazed entrance door, radiator, laminated wood flooring, staircase to first floor.

### Lounge 15'2" x 10'11" (4.63 x 3.34)



Double glazed window to front, radiator, laminated wood flooring, fireplace with flame effect gas fire.

### Kitchen/Diner 14'8" x 10'7" (4.48 x 3.23)



Fitted with cream base and wall cupboards with tiled splash backs, stainless steel sink unit, gas hob and electric oven, integral fridge, freezer, dishwasher and washing machine, radiator, vinyl tiled flooring, understairs storage, double glazed window and patio doors to rear garden.

### First Floor Landing



Airing cupboard with radiator, attic access with drop down ladder.

### Bedroom 1 12'7" x 9'3" (3.86 x 2.83)



Double glazed window to front, radiator.

### Bedroom 2 10'11" x 8'10" (3.33 x 2.71)



Double glazed window to rear, radiator.

### Bedroom 3 9'5" x 6'1" (2.89 x 1.86)



Double glazed window to front, radiator.

## Shower Room



Modern suite in white and comprising tiled shower cubicle, wc, wash hand basin, tiled walls and floor, radiator, double glazed window to front.

## Outside



Gravelled front garden with well stocked flower borders.

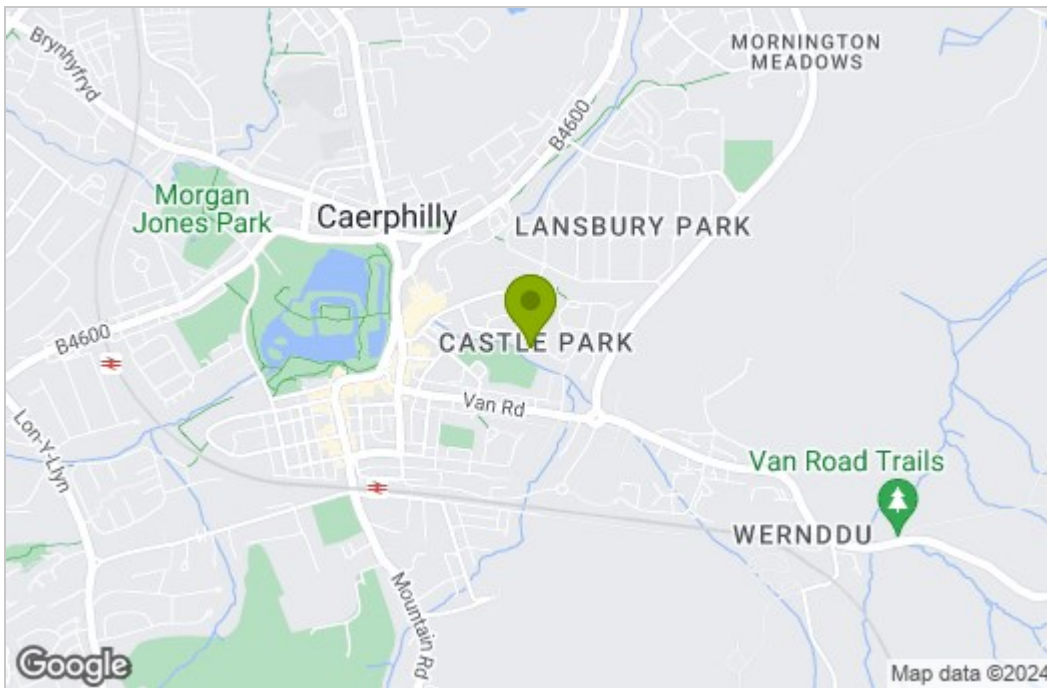
Resin bound, rear garden providing ample outside seating with gravelled borders.

Access to rear lane with dedicated parking hardstand and access to single garage.

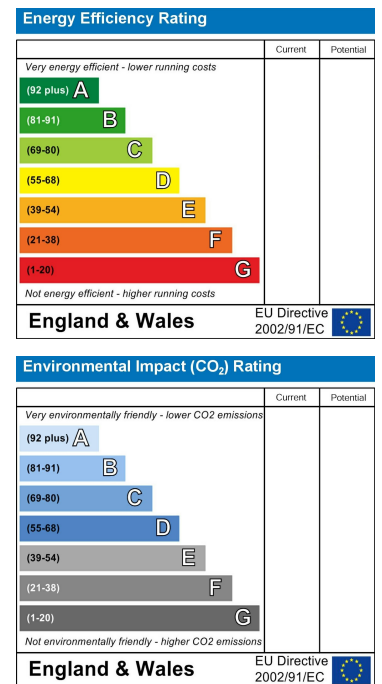
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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